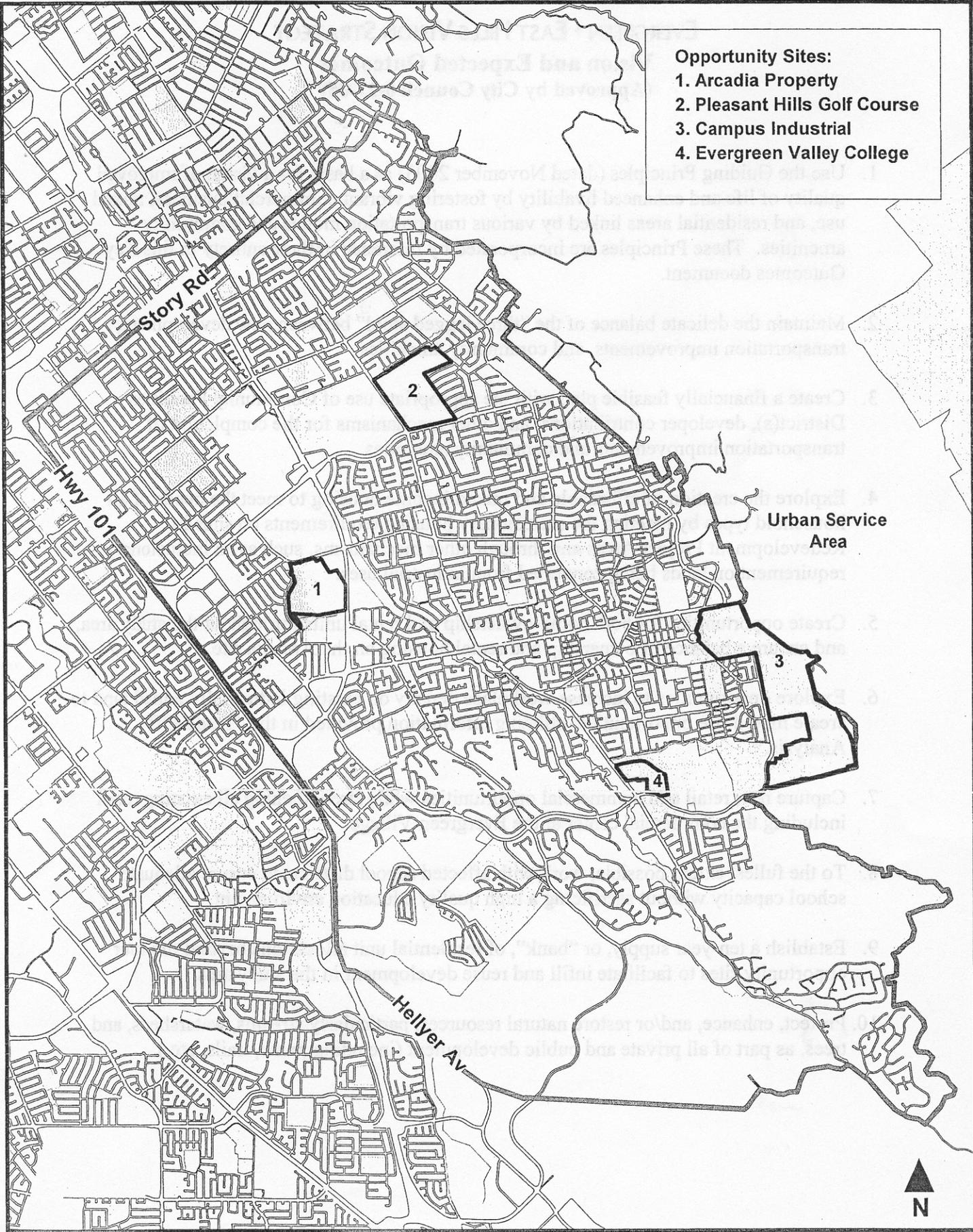


- Opportunity Sites:**
- 1. Arcadia Property
 - 2. Pleasant Hills Golf Course
 - 3. Campus Industrial
 - 4. Evergreen Valley College



Evergreen*East Hills Vision Strategy Project Area

EVERGREEN • EAST HILLS VISION STRATEGY**Vision and Expected Outcomes****(Approved by City Council 6-21-05)**

1. Use the Guiding Principles (dated November 2003) as a basis for a vision of improved quality of life and enhanced livability by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities. These Principles are incorporated by reference in their entirety in this Key Outcomes document.
2. Maintain the delicate balance of the “three legged stool” between new development, transportation improvements, and community amenities.
3. Create a financially feasible plan with the appropriate use of Community Facilities District(s), developer contributions, and other mechanisms for the completion of transportation improvements and community amenities.
4. Explore the creation of affordable and mixed income housing to meet the needs of all household types by meeting the inclusionary housing requirements on sites in Redevelopment Project Areas and through other mechanisms, such as an inclusionary requirement on lands being converted from industrial uses.
5. Create opportunities for both home-ownership and rental units throughout the study area, and ensure a balance of ownership and rental housing on the Arcadia site.
6. Explore opportunities to increase workplace density on existing industrially zoned land to create mixed-use opportunities, utilizing information provided in the “Trade-Off Analysis.”
7. Capture new retail and commercial opportunities while strengthening all existing retail including the commercial center at the Evergreen Village.
8. To the fullest extent possible, work with affected school districts to ensure adequate school capacity without sacrificing a high quality education environment.
9. Establish a ten-year supply, or “bank”, of residential unit allocations beyond the four opportunity sites to facilitate infill and reuse development in the study area.
10. Protect, enhance, and/or restore natural resources, particularly streams, watersheds, and trees, as part of all private and public development (including parks, trails, etc.).

GUIDING PRINCIPLES FOR LAND USE AND TRANSPORTATION PLANNING IN EVERGREEN

Completed 11-19-03

Note: The Guiding Principles are organized into Key Outcomes/Desired Results and related objectives/strategic approaches to achieve the Key Outcomes. The Key Outcomes are numbered to facilitate discussion; no priority is implied by the numbers. The Key Outcomes are intended to work together to provide a macro-perspective, integrated, holistic, and comprehensive systems view of Evergreen's future. The community also voiced interest in the general concepts of flexibility, adaptability, and measurable objectives. For purposes of this document, "new development" includes development on vacant land as well as the redevelopment of already built properties.

Key Outcome #1: New development should follow the "sustainability" principles of equity, environment and economic development.

Equity

- Promote diversity within neighborhoods.
- Welcome people of all ages, cultures, and socio-economic backgrounds.
- Involve the community in land use decision-making.

Environment

- Protect the environment through energy and water conservation, alternative energy sources (e.g., solar), "greenbuilding," and other sustainability approaches.
- Protect wildlife corridors and other habitats where appropriate and beneficial.
- Maintain the Greenline/Urban Growth Boundary in its existing location.

Economic Development

- Create economic development opportunities for businesses of all sizes and types, consistent with the City's overall economic development goals.

Key Outcome #2: All new development should be high quality and aesthetically pleasing.

- Ensure new development is designed with high level of architectural detail, innovative urban design, and high quality materials.
- Diversify architectural styles.
- Minimize the obstruction of views.
- Ensure new development is compatible (in terms of design, density, massing, etc.) to adjacent properties and is well-integrated with existing neighborhoods and surroundings.
- Ensure new single-family house sizes are commensurate with the size of the lot and nearby housing developments.
- Locate (i.e., set back) buildings appropriate distances from the sidewalk to create desired neighborhood/community character, landscaping, and friendly and safe pedestrian environment.
- Coordinate and integrate land use planning between land uses (e.g., residential, civic/school/commercial,

- etc.) to address access, parking, pedestrian connections, and other issues.
- Maintain properties in good condition.
 - Ensure new development on larger properties transitions in increasing height and density away from nearby existing lower intensity development.
 - Provide adequate parking for all residents and their guests within new residential developments.
 - Encourage the renovation, rehabilitation, and revitalization of commercial and residential properties.
 - Create safe, well-lit places.
 - Beautify the community (i.e., improve the overall aesthetics) of Evergreen through tree plantings, utility undergrounding, and other means.
 - Use photo simulation and other three dimensional techniques to simulate new development and its potential impacts to neighborhoods (i.e., increases in height) and the transportation system.
- Receive funding commitments to construct major transportation infrastructure, including Highway 101 improvements.
 - Create a traffic policy to maintain the flow of vehicular traffic on Evergreen streets without compromising livability and other modes of travel (e.g., bicycles, pedestrians, and transit).
 - Attempt to minimize auto trips by locating jobs, housing, businesses, and services within close proximity to one another.
 - Foster a "reverse commute".
 - Consider a grid street system for large development sites, connecting to the surrounding street network.
 - Consider roundabouts instead of traffic signals.

Key Outcome #3: Infrastructure and services should support the planned levels of residential and commercial/retail/office development.

Schools

- Ensure adequate capacity at Evergreen schools without sacrificing a quality educational environment.
- Foster neighborhood schools.
- Institute traffic calming, especially near schools.

Auto Transportation

Bus and Rail Transit

- Determine funding mechanisms to construct light rail.
- Encourage transit service that is fast, convenient, frequent, reliable, comfortable, and safe (including the locations of stops/stations).
- Utilize existing public transit system to the greatest extent possible.

Bicycle and Pedestrian Travel

- Create a rich network of safe, well-lit and defensible pedestrian and bicycle connections across neighborhoods, along creeks, and to key destinations (including transit stations) in Evergreen.
- Ensure adequate sidewalk widths, street trees, lighting, and other features to facilitate walking.

- Minimize walking distances to services and public transportation (goal: 5 to 10 minutes).

Parks, Trails, and Open Spaces

- Establish parks, trails, community gardens, and other open spaces that provide recreation and green areas to support existing and future residents and workers.
- Preserve current open space uses to the extent possible.

Libraries and Other Community Facilities

- Provide libraries, community/youth/senior centers, and other services to support the existing and projected population.

Key Outcome #4: Increase the overall livability of Evergreen by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities.

- Add restaurants, post offices, health care facilities (e.g., emergency rooms), and other neighborhood/commercial services to Evergreen, east of Highway 101.
- Add entertainment uses, including performance venues, in appropriate locations.
- Maintain, expand, and create Farmer's Markets.
- Introduce mixed use development, including residential/retail or residential/office/retail in the same building.

- Create opportunities for non-profits and community-based organizations to locate in Evergreen.
- Create opportunities for people to meet and socialize in public places, businesses, recreation areas, etc.
- Promote the enjoyment of people and the aesthetics of the area.

Key Outcome #5: Create housing opportunities for a wide range of household types and income levels.

- Establish development opportunities for affordable and mixed income housing to meet the housing needs of all stages of life (single, married, family, "empty nester," and senior).
- Create opportunities for a range of different housing types (single-family, apartments, condominiums, live/work, etc.).
- Mix housing types within a single development site.
- Create opportunities for both home ownership and rental units.

Key Outcome #6: Apply the concepts of Transit-Oriented Development near future transit stations.

- Maximize the synergy of the planned transit investment by adding high density residential, mixed use (i.e., residential/industrial/commercial/retail), and job-generating development that is oriented to the pedestrian and transit users.

- Balance the mix of uses, including a ground floor retail district oriented to transit stations and civic uses.
- Design the buildings so that residents, workers, shoppers, and others find transit convenient and attractive.

- Place buildings close to the street, consistent with Key Outcome #2, bullet 6 for non-transit areas.
- Orient the buildings and their entries to the street.

Key Outcome #5: Create housing opportunities for a wide range of household types and income levels.

- Establish development opportunities for affordable and mixed income housing to meet the housing needs of all stages of life (single, married, family, "empty nester," and senior).

- Create opportunities for a range of different housing types (single-family, apartments, condominiums, live/work, etc.).

- Mix housing types within a single development site.

- Create opportunities for both home ownership and rental units.

Key Outcome #6: Apply the concepts of Transit-Oriented Development near future transit stations.

- Maximize the synergy of the planned transit investment by adding high density residential, mixed use (i.e., residential/industrial/commercial/retail), and job-generating development that is oriented to the pedestrian and transit users.

- Preserve certain open space uses to the extent possible.

- Libraries and Other Community Facilities
 - Provide libraries, community youth center, and other services to support the existing and projected population.

Key Outcome #7: Increase the overall livability of Everett by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities.

- Add restaurants, post office, health care facilities (e.g., emergency rooms), and other neighborhood/commercial services to Everett, east of Highway 101.

- Add entertainment uses, including performance venues, in appropriate locations.

- Maintain, expand, and create Farmer's Markets.

- Introduce mixed use development, including residential/retail or residential/office/retail in the same building.

EVERGREEN • EAST HILLS VISION STRATEGY - Remaining Work Plan

8/30/06

August 30, 2006	Task Force (City Hall: Wing 118) 12	<ul style="list-style-type: none"> • Discuss second draft of Evergreen Development Policy
August 2006 21 st 28 th	Community Outreach KONA SNI/NAC West Evergreen SNI/NAC	<ul style="list-style-type: none"> • Update on EEHVS process
September 2006 (week of the 18 th)	Community Meeting	<ul style="list-style-type: none"> • Obtain input on second draft of Evergreen Development Policy • Obtain input on land use alternatives
September 27, 2006	Task Force (Location TBD) 13	<p>Task Force Final Recommendations on</p> <ul style="list-style-type: none"> ✓ Land Use alternatives (i.e., General Plan land use amendments) ✓ Updated Evergreen Development Policy
October 2006	Commission Meetings Housing Advisory Parks & Recreation Other	<ul style="list-style-type: none"> • Take public testimony • Commission recommendations, as appropriate
November 8, 2006	Planning Commission Hearing	<ul style="list-style-type: none"> • Take public testimony • Consider EIR • Make recommendations on: <ul style="list-style-type: none"> ○ Updated Evergreen Development Policy ○ General Plan text and land use amendments
December 5, 2006	City Council Hearing	<ul style="list-style-type: none"> • Take public testimony • Consider Task Force, Planning staff and Planning Commission recommendations on the decisions regarding: <ul style="list-style-type: none"> ○ EIR appeal, if necessary ○ Evergreen Development Policy ○ General Plan text and land use amendments ○ Financing Agreement ○ Traffic Impact Fee Ordinance

2007	Planning Commission City Council	<ul style="list-style-type: none"> • Zoning Applications • Financing Districts •
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<ul style="list-style-type: none"> • Update on EBHVS process 	<p>Community Outreach KONA SNIWAC West Evergreen SNIWAC</p>	<p>August 2006 21st 28th</p>
<ul style="list-style-type: none"> • Obtain input on second draft of Evergreen Development Policy • Obtain input on land use alternatives 	<p>Community Meeting</p>	<p>September 2006 (week of the 18th)</p>
<ul style="list-style-type: none"> ✓ Updated Evergreen Development Policy ✓ Plan land use amendments ✓ Land Use alternatives (i.e. General Task Force Final Recommendations on 	<p>Task Force (Location TBD)</p>	<p>September 27, 2006</p>
<ul style="list-style-type: none"> • Commission recommendations, as appropriate • Take public testimony 	<p>Commission Meetings Housing Advisory Parks & Recreation Other</p>	<p>October 2006</p>
<ul style="list-style-type: none"> • Make recommendations on: <ul style="list-style-type: none"> ○ Updated Evergreen Development Policy ○ General Plan text and land use amendments • Consider EIR • Take public testimony 	<p>Planning Commission Hearing</p>	<p>November 8, 2006</p>
<ul style="list-style-type: none"> • Traffic Impact Fee Ordinance ○ Financing Agreement ○ use amendments ○ General Plan text and land use amendments ○ Evergreen Development Policy ○ EIR appeal, if necessary <p>regarding recommendations on the decisions and Planning Commission</p> <ul style="list-style-type: none"> • Consider Task Force, Planning staff • Take public testimony 	<p>City Council Hearing</p>	<p>December 5, 2006</p>